Town of Greenwood

Public Presentation

May 4, 2021

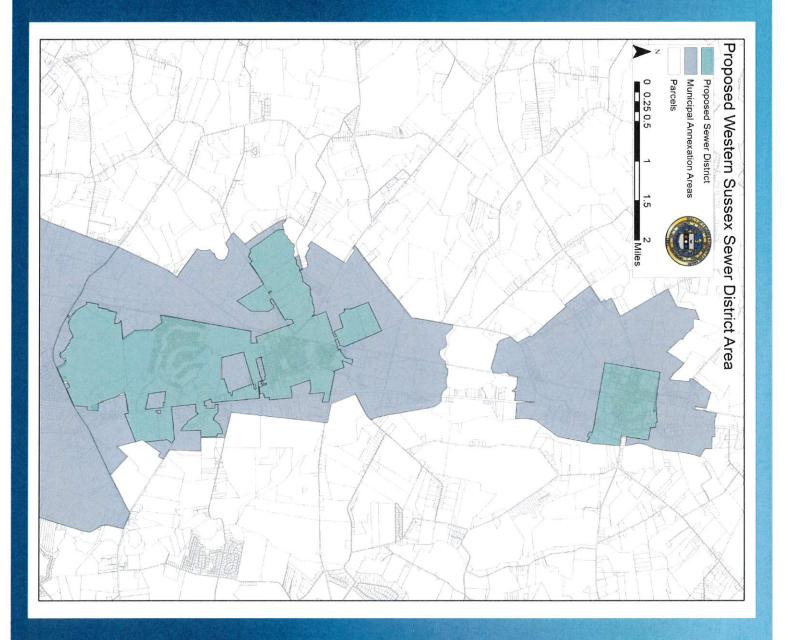
Originally presented July 5th and 10th, 2017



HISTORICAL BACKGROUND

- In May of 2016, the Town of Bridgeville signed the Administrative Order of Consent with the US EPA mandating treatment improvements estimated at \$15.9 million.
- In February of 2017, the municipal councils of Bridgeville and Greenwood requested Sussex County to investigate an alternate sewer service scenario
- Sussex County in conjunction with the respective municipal engineering consultants developed an alternate scenario for a Western Sussex County Sewer District connecting to the City of Seaford estimated at a project cost of \$12.7 million.
- In July 2017, Sussex County presented the alternate scenario to the councils of Bridgeville and Greenwood which voted for the inclusion in the District
- Sussex Area of the Unified Sewer District pursuant to Title 9 Del. Code § 6501 On August 22, 2017, County Council adopted a resolution establishing the West
- However, for the time being Bridgeville still owns and operates the system serving the Bridgeville/Greenwood area until June 30, 2021





WESTERN
SUSSEX
SEWER
DISTRICT
BOUNDARY



FUNDING STATUS

- within 30-years with 2.5% interest binding commitment offer in the overall amount of \$16,634,748* to be repaid The County submitted the project to DNREC for funding consideration under the Clean Water State Revolving Fund and on August 14, 2018, the State issued a
- On November 27, 2018, Council accepted the offer and approved the associated borrowing ordinance. After project completion, \$3,200,000 will be applied in principle forgiveness reducing the overall borrowing
- On May 15, 2020, the County filed a supplemental CWSRF funding request in the amount of \$850,000 which was approved by the Water Infrastructure Advisory Council on July 21, 2020, in the form of "Loan Forgiveness
- * Includes existing debt refinancing.



EXPECTED CHANGES

- the annexation areas remain in effect underlying land use. The municipal and County Comprehensive Plans, in particular The inclusion in the Western Sussex Sewer District Area does not change the
- Sussex County assumes all municipal sewer related assets, liabilities and legacy obligations after district expansion
- Sussex County has a "uniform" service charge for all its 75,000 EDUs. Future expansion stability" and historically annual increases have been +/-2%. of treatment & transmission systems is included in the service charge assuring "rate
- Sussex County invoices all property owners quarterly for the sewer service charge on an Equivalent Dwelling Unit (EDU) basis NOT on a metered rate
- Sussex County assess all non-tax-exempt parcels, vacant or improved, with sew service availability an annual debt service assessment. The assessment is billed in conjunction with the property tax
- Sussex District Area will pay the identical assessment contributing to rate stabilization. All future customers within and outside the municipal boundaries of the Western



WESTERN SUSSEX SEWER DISTRICT COSTS

- home, apartment, business, etc.); billed quarterly to all properties. The proposed Sewer Service Charge for FY 2022 is \$296/year per EDU (house, mobile
- The proposed Western Sussex Sewer District Area annual assessment is \$285/EDU
- the base line EDU number per account Commercial customers are assessed on a fixture unit or historic flow basis establishing
- Annual costs:
- \$296/EDU proposed FY 2022 system wide sewer service charge
- \$285/EDU annual assessment incl. refinanced existing debt
- Total: \$581/year per EDU
- Sussex County's proposed Sewer Connection Charge (impact fee) in FY 2022 is \$6,600/EDL
- 6702 locking in any legacy arrangements The current impact fee in Greenwood is \$1,750/EDU. However, Greenwood Commissioners could consider a transition agreement pursuant to Title 9 Del. Code §



WESTERN SUSSEX BILLING SCHEDULE

	*First Sussex County billing	
15/21	Oct 1 - Dec 31	777
0.8/6	July 1 – Sept 30	*8/1
08/9	April 1 – June 30	5/1
18/8	January 1 – March 31	2/1
Due Date	Billing Period	Bill Date
dule	Quarterly Service Billing Schedule	Quan

tax bill	*Billed as part of annual property tax bill	*Billed a
9/30	July 1 – June 30	7/1
Due Date	Billing Period	Bill Date
chedule	Assessment Billing Sch	*Annual



QUESTIONS

